

## OFFICE SUITE FOR LEASE

# 1280 FAIRWAY ST

Bowling Green, KY 42103



### PROPERTY DESCRIPTION

Efficient layout in Class A prestigious setting located in Hartland. Suite 200 located on the right hand side of the building is available. Suite 100 is occupied by Taylor, Polson & Co. CPAs. Common area consists of front lobby area, and rear breakroom and the bathrooms. Ample parking for employees and customers

### PROPERTY HIGHLIGHTS

- Well-maintained and secure building
- Ample parking for employees and guests
- Separate entrance for employees
- Efficient layout
- Prestigious Hartland area

### OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Number of Units:	2
Available SF Suite 200:	2,433 SF
Onsite Parking Spaces:	29
Building Size:	6,291 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	74	355	2,277
Total Population	164	782	5,024
Average HH Income	\$118,172	\$101,006	\$83,377

## Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

**Neal Turner Realty**  
Commercial and Industrial Brokerage

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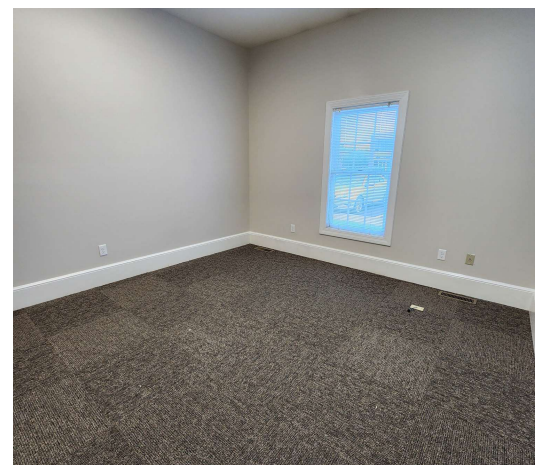
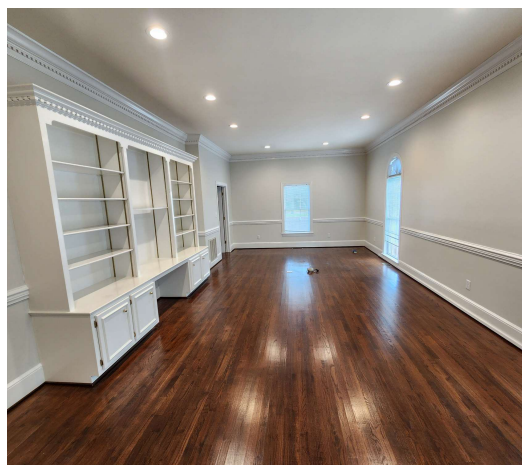




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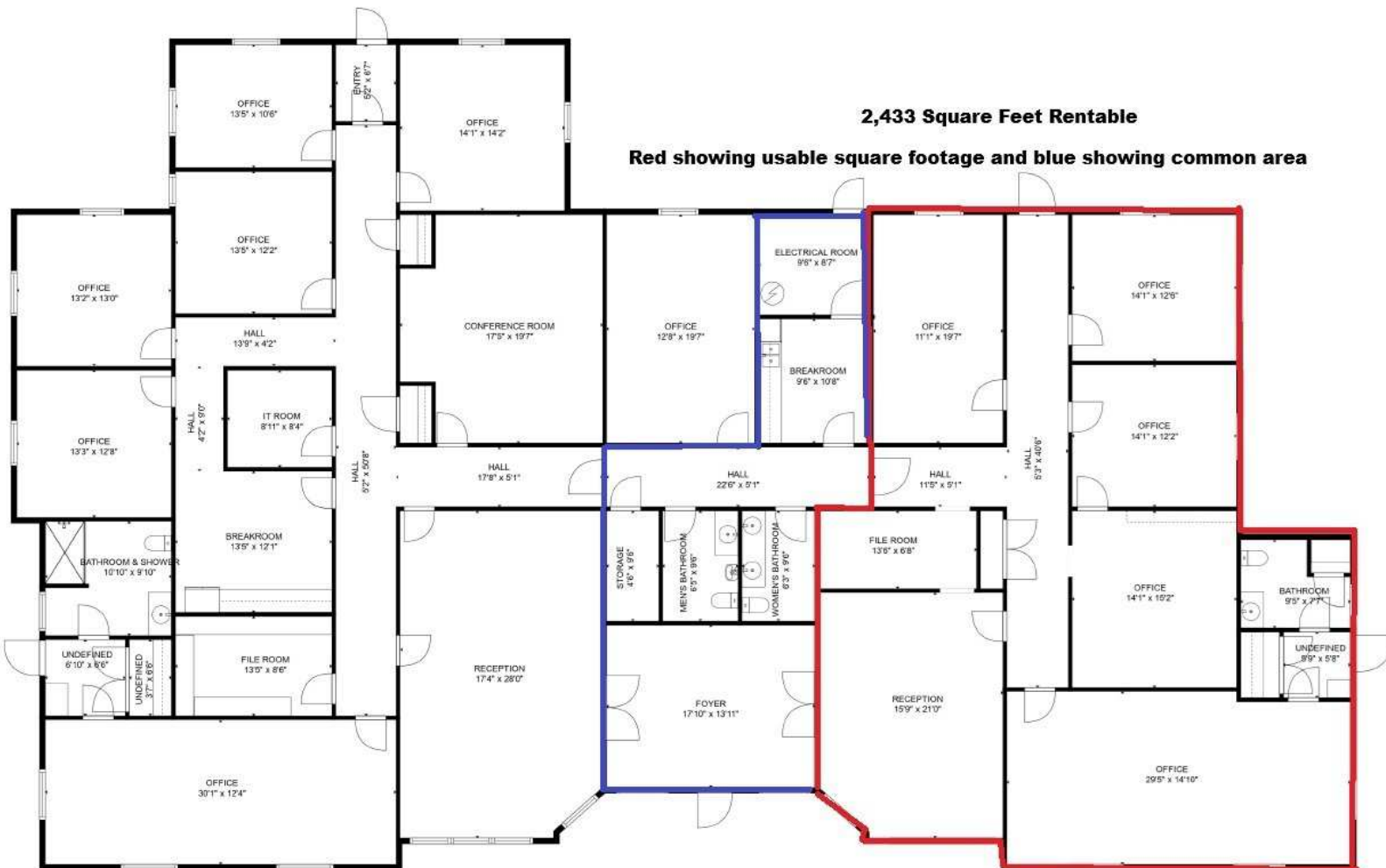
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**TOTAL: 6051 sq. ft**

**FLOOR 1: 6051 sq. ft**

**EXCLUDED AREAS: STORAGE: 42 sq. ft, ELECTRICAL ROOM: 82 sq. ft, FILE ROOM: 114 sq. ft**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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